

CROSS HANLEY D/CROSS DAWN M
118 NW HERON GLEN
LAKE CITY, FL 32055

2025

33-33-10-02309-033

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
Exterior Wall	19	COMMON BRK 60	0100	01	2,853	117.6670	127.08	362,559	1984	1984	0	0	35.00	65.00	VALUATION BY					STANDARD														
Exterior Wall	31	VINYL SID 40	1 SINGLE FAM - 100% - 2018										Heated Area: 2463					HX Base Yr 2018					Tax Group: 2					Tax Dist:						
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE					235,663																
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					3,660																
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					35,000																
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					274,323																
Interior Floo	12	HARDWOOD 20											SOH/AGL Deduction					107,997																
Air Condition	03	CENTRAL 100											ASSESSED VALUE					166,326																
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,722																
Bedrooms	4	100											BASE TAXABLE VALUE					115,604																
Bathrooms	3	100											TOTAL JUST VALUE					274,323																
													NCON VALUE					0																
Frame	01	NONE 100	INCOME VALUE																															
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE					262,777																										
Architectual	05	CONV 100																																
Units	0	100																																
Condition Adj	03	03 100																																
Kitchen Adjus	01	01 100																																
Quality	07	07																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA	06																															
NEIGHBORHOOD/LOC	26316.030	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,329	100		1,329	109,778																													
FGR	462	55		254	20,981																													
FOP	88	30		26	2,148																													
FST	147	55		81	6,690																													
FUS	1,134	100		1,134	93,671																													
UOP	144	20		29	2,395																													
TOTALS	3,304			2,853	235,663																													
EXTRA FEATURES					118 NW HERON GLN, LAKE CITY										BLD DATE					LGL DATE					04/03/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500																		
3	0166	CONC, PAVMT	0	100	0	0	480.00	UT	2.00	2.00	100	1993	1993	3	100	960																		
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